



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE January 6, 2006 LOCAL EFFECTIVE DATE January 21, 2006 APPROX FINAL EFFECTIVE DATE February 11, 2006	CONTACT/PHONE Mike Wulkan, Project Planner 805-781-5608	APPLICANT Thomas P. and Mary C. Kestler	FILE NO. DRC2004-00227
SUBJECT Request by Thomas P. and Mary C. Kestler for a Minor Use Permit/Coastal Development Permit to allow development of an approximately 480 square-foot, one-story addition to an existing, approximately 735 square-foot single-story single-family residence, plus conversion of an existing approximately 500 square-foot dwelling to a garage with addition of a 210 square-foot attached workshop. The project will result in the disturbance of an additional approximately 700 square feet of an approximately 4,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 369 Pacific Avenue in the community of Cayucos. The site is in the Estero Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2004-00227 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued on October 21, 2005 (ED05-161)			
LAND USE CATEGORY Residential Single-Family	COMBINING DESIGNATION Local Coastal Program	ASSESSOR PARCEL NUMBER 064,142,009	SUPERVISOR DISTRICT: 2
PLANNING AREA STANDARDS: Cayucos Urban Area: Communitywide #2: Setbacks - Communitywide Cayucos Urban Area: RSF #2-6: Small Scale Design Neighborhood permit requirements and findings, standards, and guidelines <i>Does the project meet applicable Planning Area Standards? Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone); Section 23.01.034: Compliance with Standards Required; Section 23.04.116: Projections into Required Setbacks; Section 23.07.120: Local Coastal Program <i>Does the project conform to the Coastal Zone Land Use Ordinance Standards? Yes - see discussion.</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Single-family dwelling and detached studio dwelling	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Single Family Residential (SFR)/single-family residences <i>South:</i> SFR/single-family residences <i>East:</i> SFR/single-family residences <i>West:</i> SFR/single-family residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Citizens Advisory Council, Public Works, Cayucos Fire Protection District, Cayucos Sanitary District, Paso Robles Beach Water Association, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses, ornamental landscaping
PROPOSED SERVICES: Water supply: Paso Robles Beach Water Association Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire Protection District	ACCEPTANCE DATE: October 21, 2005

DISCUSSION

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the site is within 300 feet of the ocean.

Section 23.01.034-Compliance with Standards Required

Section 23.01.034c requires that land use permit applications shall not be approved on the site of an existing violation of the Coastal Zone Land Use Ordinance, unless the application includes measures to assure that the violation will be corrected prior to establishment of the proposed new use. In this case, staff presumes that a former detached garage on the rear portion of the property was illegally converted to a studio dwelling in the past. The second dwelling is not allowable on this site, does not comply with the required 10-foot rear setback, and results in non-compliance with the parking requirements of the Small-Scale Design Neighborhood standards (because of the lack of one enclosed on-site space and one additional on-site space).

Approval of this application and subsequent development will correct these violations of the Coastal Zone Land Use Ordinance, because the second dwelling unit will be converted back to a garage (with proposed, attached workshop) that will comply with the required three-foot rear setback for accessory structures less than 12 feet in height (one-hour construction will be required on the east side of the garage in order to meet Uniform Building Code requirements). As a result of converting the dwelling back to a garage and eliminating obstructions to a driveway from the street to the garage, the site will comply with the parking requirements of the Small-Scale Design Neighborhood standards. In addition, a metal shed that straddles the east side property line will be removed, eliminating that encroachment.

Section 23.04.116-Projections into Required Setbacks

Section 23.04.116d allows a front porch and/or stairs to project up to six feet into the required front setback. In this case, the proposed 100 square-foot front porch and stairs are set back a minimum of about 6.5 feet from the front property line. This represents a projection into the required 10-foot front setback (required by Cayucos Urban Area: Communitywide standard No. 2) of a maximum of about 3.5 feet, which is less than the maximum six feet projection. Therefore, the proposed projection is in compliance with the Coastal Zone Land Use Ordinance.

Section 23.07.120 - Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

COASTAL PLAN POLICIES:

The project is consistent with the Local Coastal Plan. The most relevant policies follow.

Shoreline Access: ☒ Policy No. 2: New Development
Recreation and Visitor Serving: N/A
Energy and Industrial Development: N/A
Commercial Fishing, Recreational Boating and Port Facilities: N/A
Environmentally Sensitive Habitats: N/A
Agriculture: N/A
Public Works: N/A
Coastal Watersheds: N/A
Visual and Scenic Resources: ☒ Policy 2: Site Selection for New Development
Hazards: N/A
Archaeology: ☒ Policy 1: Protection of Archaeological Resources
Air Quality: N/A

COASTAL PLAN POLICY DISCUSSION:

Shoreline Access

Policy 2, New Development: the proposed project is consistent with this policy that new development provide maximum public access from the nearest public roadway to and along the shoreline, with exceptions, because the proposed addition is not between the first public road and the shoreline, the project will not interfere with public access to the coast, and there are existing access ways to the coast within ¼ mile of this site.

Visual and Scenic Resources

Policy 2, Site Selection for New Development: the proposed project is consistent with this policy because the proposed addition is a single story and will not interfere with public views to the ocean.

Archaeology

Policy 1, Protection of Archaeological Resources: the proposed project is consistent with this policy to protect known and potential archaeological resources. A qualified professional conducted a Phase I Archaeological Surface Survey on July 6, 2005. The survey did not find evidence of cultural resources. The project is conditioned to protect archaeological resources in the event that they are unearthed or discovered during construction.

Does the project meet applicable Coastal Plan Policies? Yes, as conditioned.

PLANNING AREA STANDARDS:

Communitywide Setbacks and Small Scale Design Neighborhood

STANDARD/GUIDELINE	REQUIRED/ALLOWABLE	PROPOSED	STATUS
FRONT SETACKS			
GROUND FLOOR	10' MIN.	16.3'	O.K. ¹
2 ND FLOOR ADDITIONAL SETBACK	3' MIN. (OPEN-RAIL, UNCOVERED DECK O.K.)	N/A	O.K.
LOWER STORY WALL HEIGHT	12' MAX. (N/A TO 1-STORY)	N/A	O.K.
SIDE SETBACKS			
LOWER FLOOR	4' MIN (3' FOR SINGLE STORY)	4.8'/10.8	O.K. ²
UPPER STORY	2.5' MIN. ADDITIONAL (30% OF UPPER STORY SIDE WALL MAY ALIGN WITH LOWER FLOOR IN REAR 2/3 OF STRUCTURE)	N/A	O.K
REAR SETBACK	10' MIN.	36'	O.K
HEIGHT	18' MAX. (< 4:12 ROOF PITCH)	12-13'	O.K
GSA	1-STORY (15' OR LESS): 3,500 FT. ² UPPER FLOOR NOT GREATER THAN 60% OF LOWER FLOOR	1,920 FT. ²	O.K
UPPER FLOOR DECK RAIL HEIGHT	36"	N/A	O.K
PARKING	1 10X20' MIN. ENCLOSED SPACE, 1 SPACE WITHIN FRONT SETBACK WITH 20' MIN. GARAGE SETBACK	1 ENCLOSED 10X20' SPACE, 1 SPACE BEHIND FRONT SETBACK	O.K
DRIEVEWAY WIDTH	18' MAX.	10-11'	O.K
GUIDELINES	MINIMIZE IMPACTS ON ADJ. RESIDENCES; ARCH. DETAILS TO REDUCE APPARENT MASS; LANDSCAPING TO REDUCE SCALE	1-STORY ADDITION ON REAR DOES NOT INCREASE APPARENT MASS; ADDITIONAL DETAIL ON FRONT ELEVATION: COMPLIES	O.K

Footnotes:

1. Proposed front porch can project up to six feet into required front setback
2. Proposed garage/workshop to have minimum 3-foot setback on west side; existing wall on east side has two-foot setback, so one-hour construction will be required on that side
3. Proposed garage/workshop to have minimum 3-foot rear setback in compliance with Coastal Zone Land Use Ordinance Section 23.04.112a

COMMUNITY ADVISORY GROUP COMMENTS:

On November 28, 2005, the Land Use Committee of the Cayucos Citizens Advisory Council recommended approval of this project as proposed, but expressed concerns about the possibility of a future conversion of the proposed garage to a living area, thereby eliminating required parking. The Land Use Committee suggested that a condition could be included in the project that specifies the required use of the proposed garage/workshop. Staff's reply is that such a condition is already implied in the project description and plans for the proposed garage/workshop. It can't be guaranteed that the proposed garage/workshop--which is to be converted from a dwelling unit with this project--won't be illegally converted back to a dwelling sometime in the future. However, if the garage/workshop were so converted, that would be a violation of this Minor Use Permit, as well as the Coastal Zone Land Use Ordinance and the Estero Area Plan's Small-Scale Design Neighborhood standards, and would be subject to enforcement action.

AGENCY REVIEW:

Public Works: recommend approval if project can comply with setback and parking requirements; driveway should be paved within the right-of-way

Paso Robles Beach Water Association: water service will continue to be available for proposal

Cayucos Sanitary District: "conditional will-serve" letter issued

Cayucos Fire Protection District: no problems assuming that setbacks are O.K.

California Coastal Commission: no comments submitted prior to preparation of this staff report

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Mike Wulkan and reviewed by Matt Janssen.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301, because the proposed project is consistent with the exemption regarding additions to existing structures not within an environmentally sensitive area where all public services are available.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan, because a single-family residence is an allowable use, and as conditioned, is consistent with all of the General Plan policies, including policies for visual and scenic resources and archaeology.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code, including correcting existing violations of the Coastal Zone Land Use Ordinance.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use, because the construction of an addition to an existing single-family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development, because it is an addition to an existing single-family residence that is similar in nature to, and will not conflict with, the surrounding lands and residential uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the proposed addition will not generate additional traffic; in fact, it could reduce traffic by eliminating an existing dwelling unit.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and will not inhibit access to the coastal waters and recreation areas, and because there are existing access ways to the coast within ¼ mile of this site.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes development of an approximately 480 square-foot, one-story addition to an existing, approximately 735 square-foot, single-story, single-family residence, plus conversion of an existing, approximately 500 square-foot dwelling to a garage with addition of a 210 square-foot attached workshop, plus addition of a 100 square-foot front porch.
2. All development shall be consistent with the approved site plan, floor plans, and elevations.

Conditions required to be completed at the time of application for construction permits

Site Development

3. The applicant shall submit plans showing all development consistent with the approved site plan, floor plan, and architectural elevations.
4. The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
5. The construction plans shall demonstrate that the proposed garage contains a minimum 10-foot wide parking area.
6. The construction plans shall demonstrate that there will be a minimum 10-foot wide clear area free of obstructions for a driveway, extending from the street to the proposed garage. The plans shall indicate if existing steps and other obstructions need to be removed in order to provide the clear area.

Building and Construction Ordinance/Fire Safety

7. The construction plans shall demonstrate how the east wall of the proposed garage will be modified to meet fire safety requirements (Coastal Zone Land Use Ordinance Section 23.05.080) and all applicable provisions of Title 19 (the Building and Construction Ordinance) and the Uniform Building Code regarding the location of the building on the site and the fire resistiveness of exterior walls, parapets and roofs.

Conditions to be completed prior to issuance of a construction permit

Public Works

8. The applicant shall submit plans to the County Department of Public Works showing paving of the driveway approach, and demonstrating that it meets County standards. If required, the applicant shall apply for and obtain an encroachment permit for the driveway from the County Department of Public Works.

Services

9. The applicant shall submit to the Development Review staff evidence from the **Cayucos Sanitary District** that they will serve the proposed project, and that all of their requirements, including payment of fees, have been met.

Fire Safety

10. The applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cayucos Fire Protection District.

Conditions to be completed during project construction

Building Height

11. The maximum height of the project is 18 feet as measured from the average natural grade. Prior to approval of the roof nailing inspection, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height, and the actual height of the structure. A licensed surveyor or civil engineer shall prepare this certification.

Site Development: Driveway

12. The driveway shall be paved within the right-of-way, and there shall be a minimum 10-foot wide clear area free of obstructions for the driveway, extending from the street to the proposed garage.

Archaeology

13. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Conditions to be completed prior to final building inspection/and or occupancy of any structure

Fire Safety

14. The applicant shall obtain final inspection and approval from Cayucos Fire Protection District for all required fire/life safety measures.

Miscellaneous

15. The applicant shall contact the County Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

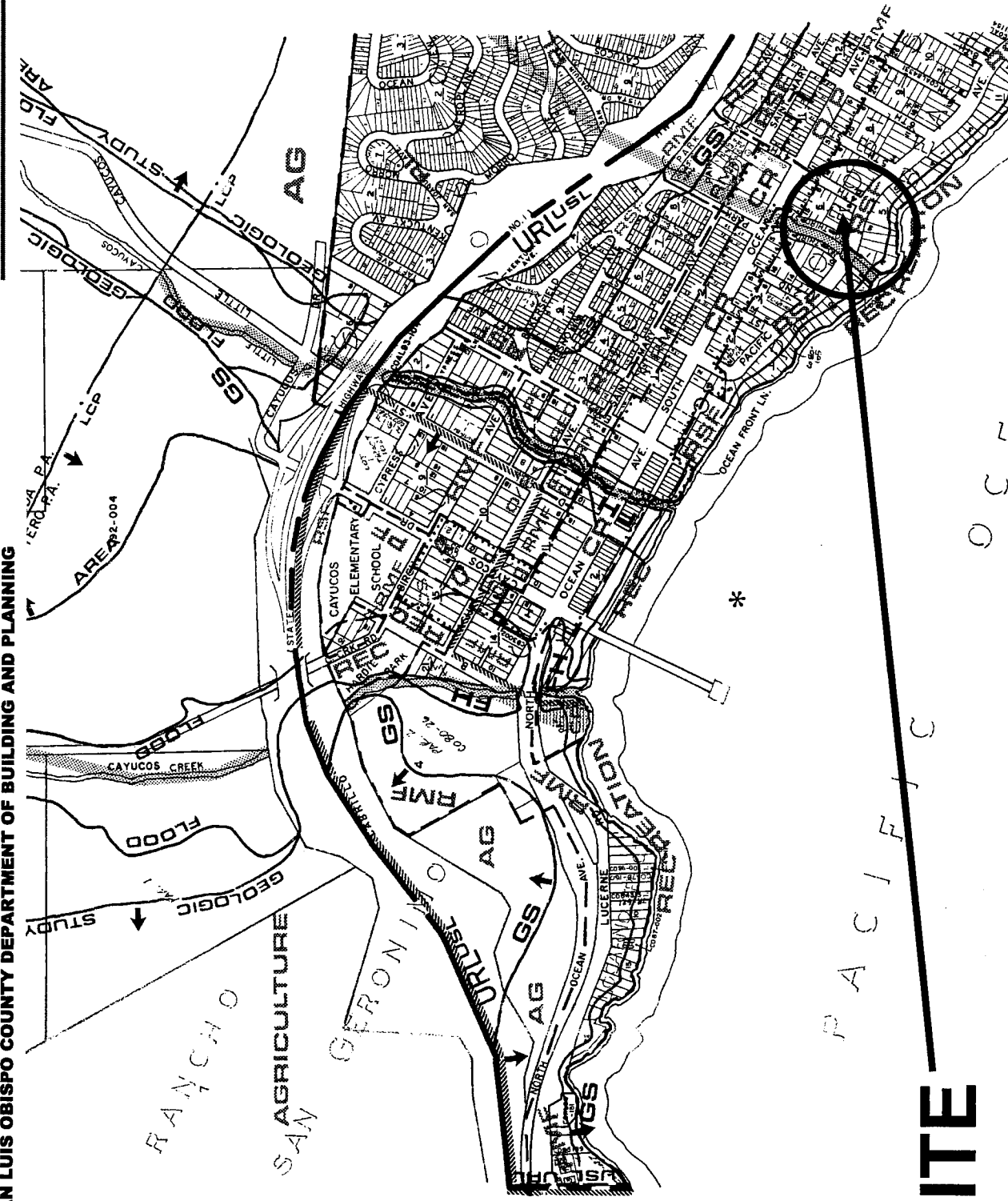
16. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
17. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.

ETHS

Minor Use Permit
Kestler DRC2004-00227



Vicinity Map



SITE

PROJECT

Minor Use Permit
Kestler DRC2004-00227

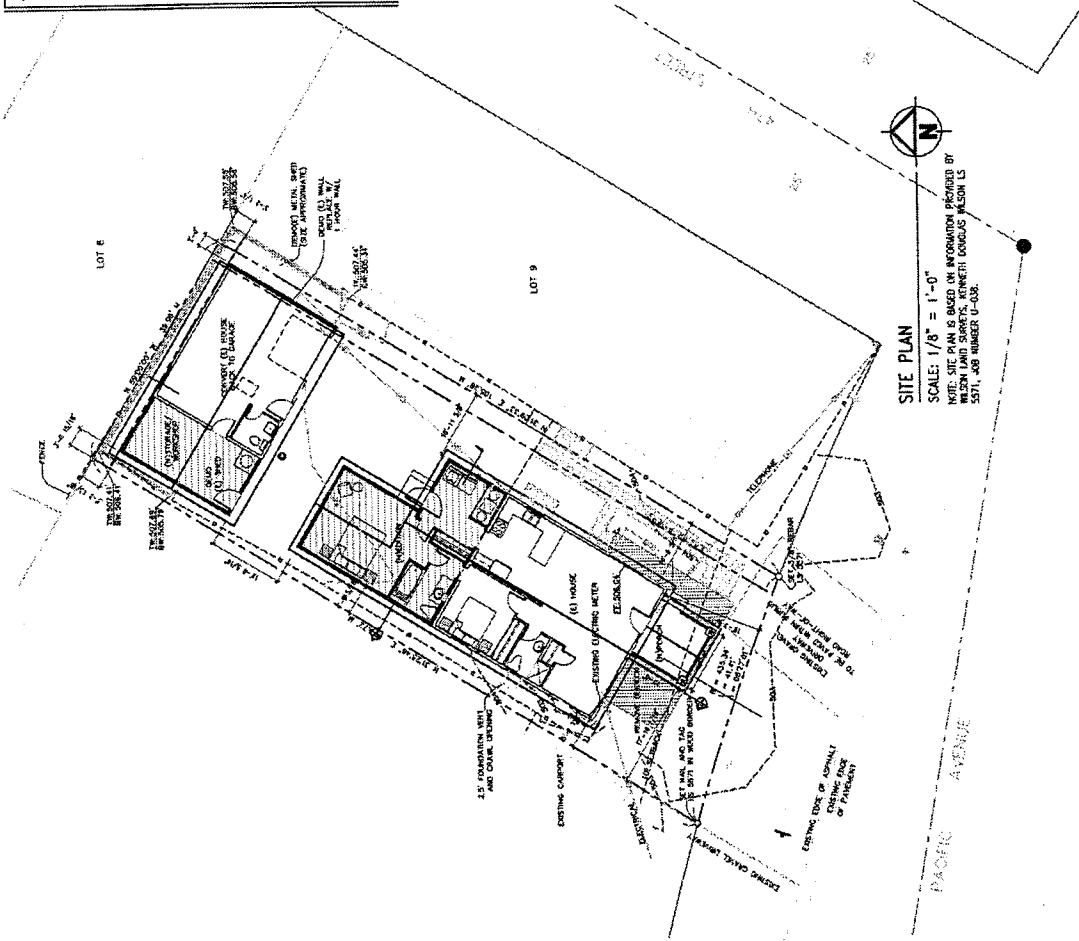
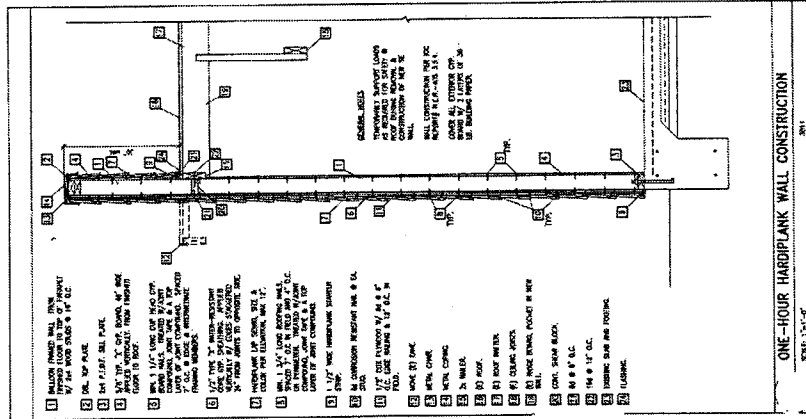


EXHIBIT

Land Use Category

LEGEND	
1	PIPE TYPICAL
2	WATER VALVE
3	WATER METER
4	GAS METER
5	GAS VALVE
6	PHONE PRESTAL
7	PHONE HANDHOLE
8	SMALLER DRAIN HANDBOLE
9	CLEAN OUT
10	ELECTRIC BOX
11	SEWER
12	CONTROL POINT
13	JOINT POLE
14	POLELINE POLE
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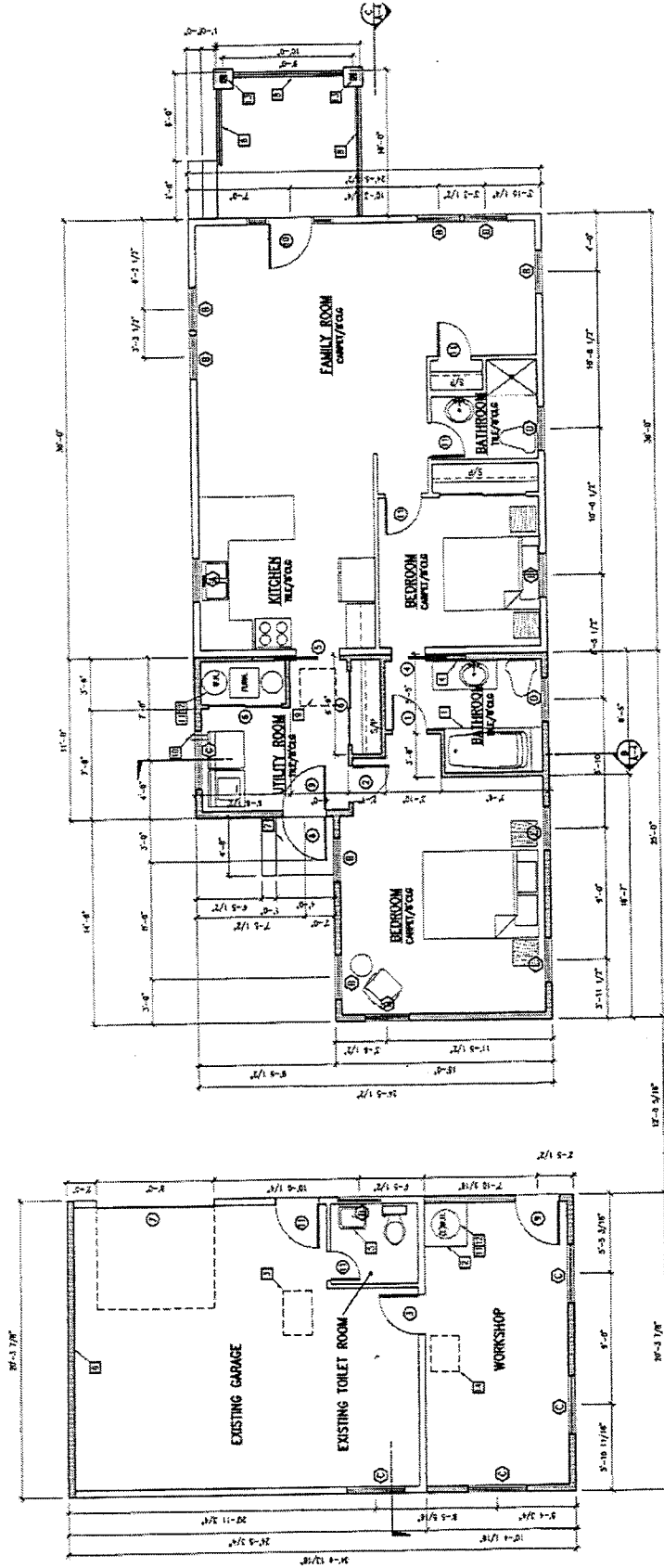
KEY NOTES



EXHIBIT



PROJECT
Minor Use Permit
Kestler DRC2004-00227



FLOOR PLAN
SCALE: 1/4" = 1'-0"

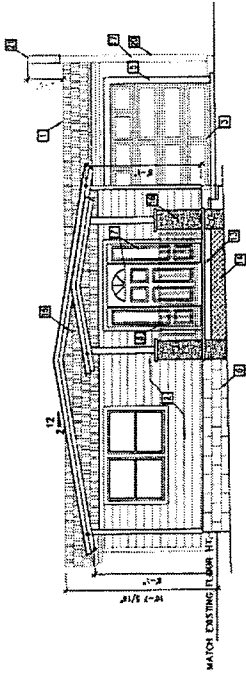
PROJECT

Minor Use Permit
Kestler DRC2004-00227

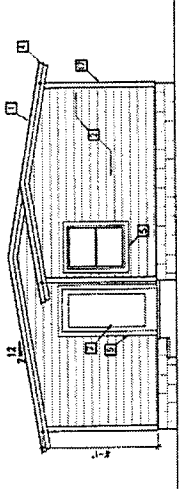
EXHIBIT

Floor Plan

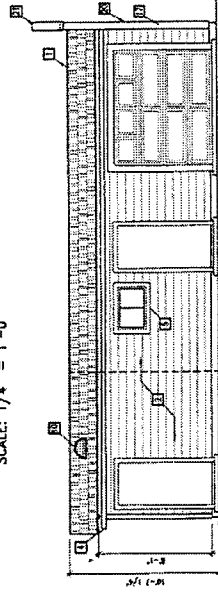




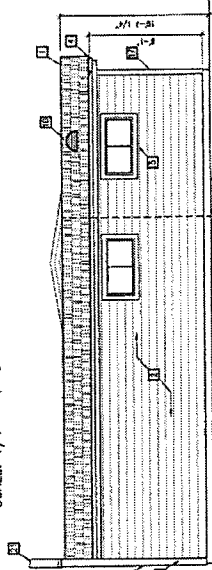
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



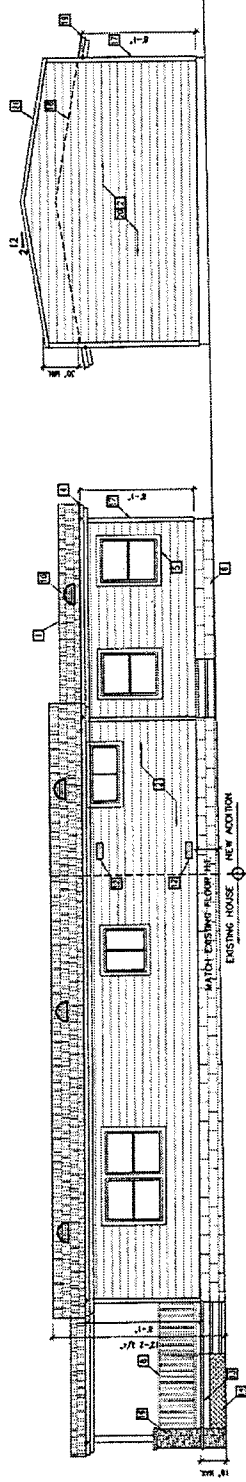
NORTH HOUSE ELEVATION
SCALE: 1/4" = 1'-0"



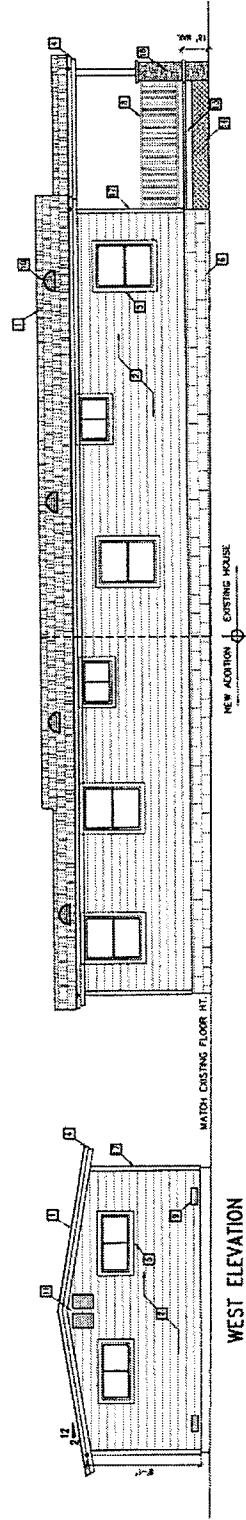
SOUTH GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



NORTH GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT

Minor Use Permit
Kestler DRC2004-00227

EXHIBIT

Elevation





Land Use Committee

DRC2004-00227

To: Mike Wulkan

From: Mary Ann Carnegie*

Date: 12/08/05

APN-064-142-009

Re: Project ID #DRC2004-00227,

Thomas & Mary Kestler 369 Pacific St..

Upon reviewing the above project, the Land Use Committee felt that the majority of its questions and concerns for this particular MUP for a 480 Sq. ft. one story addition to an approximately 735 SFR plus the conversion of an existing 500 sq. ft. dwelling to a garage with the addition of 210 sq. ft. of workshop area on a 4000 sq. ft. parcel in the sensitive small scale neighborhood [ssn] had basically met the standards and guidelines of the local Estero Area Plan: the community's ssn standards, and thus is consistent with the character and intent of the ssn.

GSA: the proposed project is on a 4000 sq. ft. lot. Maximum GSA allowed is 55% of the lot size; thus a max of 2500 sq. ft. The proposed project is believed to be 480+735+500+210 sq. ft. for a total of 1925sq. ft.—well within the allowable amount of 2500 sq. ft.

Major Concern: a major concern brought up at the committee's meeting on Nov. 28 was regarding the garage. Would it truly be used for parking or would it be converted to livable space? The plans show the garage/workshop with a bathroom, and wall barrier. Thus, it was highly questioned on actual usage or possible future conversion. Then would adequate or required parking be met for a SFR in the SSN? It was also stated that we are not a committee to try and predict possible future usage, but to review what is presented before us. However, the question of enforcement of the proposed issue then came up as well. This too was explained to be a difficult item to police, though a real concern, and especially since it is located in the sensitive ssn. The committee expressed a hope of possibly being able to have a specific condition placed on the usage of the proposed garage dwelling as a garage/workshop only. Otherwise the project met with no other concerns.

Recommendations:

The Land Use Committee, though concerns were expressed over actual vs. possible usages of the proposed garage/workshop area, recommended approval of the project as presented now. It was decided that it would not be necessary to bring the project to the full advisory council for a vote there, but rather to just bring up as a part of the committee's report update. At the CCAC's Dec. 7 meeting no opposition of the project as a committee report was received.

Submitted by:

Cayucos Land Use Committee

*995-3659 or email ecarnegi@calpoly.edu

Mary Ann Carnegie

Chair, Land Use Committee



(MW)

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

APR 18 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/18/05

FROM

PW

FROM

70

Coastal Team

(Please direct response to the above)

Kestler

DRC 2004-00227

Project Name and Number

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNING)

PROJECT DESCRIPTION: MUP → Approx. 500 sf addition to an existing SFD on a 4,000 sf lot. Located off Pacific Ave. in Cayucos. APN: 064-142-009.

(w/in LEP)

Return this letter with your comments attached no later than:

5/2/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓

YES
NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

✓

NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

IF THEY CAN COMPLY WITH PLANNING AREA STDS SUCH AS SET BACK & PARKING WE WOULD RECOMMEND APPROVAL, REAR SET BACK APPEARS TO BE 3 FT ± AND SIDE 2 FT. THEY ENDOACH 3 FT ONTO NEIGHBOR SO PROPERLY LINE OFF SET IS 3 FT LESS THAN FENCE OFF SET ON EAST SIDE. FOR SAME REASON VEHICLE PARKING AREA IS ONLY 7 FT WIDE - NO GARAGE. DRIVEWAY SHOULD BE PAVED WITHIN THE PUBLIC ROAD R/W.

28 April 2005
Date

Goodwin
Name

5252
Phone

**PASO ROBLES BEACH WATER ASSOCIATION
P.O. BOX 315, CAYUCOS, CA 93430
PH: 805-995-3766 FX: 805-995-0953**

EXISTING WATER WILL SERVE LETTER

April 11, 2005

To: San Luis Obispo County
Department of Planning and Building
County Government Center San Luis Obispo, CA 93408

Project Address: 369 Pacific Ave., Cayucos

Assessor Parcel Number: 064-142-009 **Lot:** 9 **Block:** 20 **Subdivision:** 1

Project: Remodel Residence

The property listed above has existing water service and will continue to have water service for the proposed project.

Sincerely,



Lori Mozden, Administrative Supervisor
Paso Robles Beach Water Association

CAYUCOS WATER COMPANIES

PH: (805) 995-3766 FX: (805) 995-0953

MORRO ROCK MUTUAL WATER COMPANY
P.O. BOX 757, CAYUCOS, CA 93430PASO ROBLES BEACH WATER ASSOCIATION
P.O. BOX 315, CAYUCOS, CA 93430DATE APRIL 2005PROPERTY OWNER NAME: THOMAS P AND MARY C. KESTER
MAILING ADDRESS: P.O. Box 751
CAYUCOS, CALIF
PHONE: 805-995-3507 FAX: SOMECONTACT NAME: THOMAS P. KESTER
MAILING ADDRESS: 1324 WEST AVE 5 STEH, LANCASTER, CALIF
PHONE: 661-945-6115 FAX: 661-948-4772 93554LOCATION OF PROJECT: 369 PACIFIC AVE CAYUCOS
LOT: 10 BLOCK: 6 SUBDIVISION: PASO ROBLES BEACH NO. 1
SQUARE FOOTAGE 450 APN# 069-142-009TYPE OF PROJECT: NEW ☒ REMODEL REBUILD☒ SINGLE FAMILY RESIDENCE☒ DUPLEXTRIPLEXAPARTMENT NUMBER OF UNITS: CONDOMINIUM NUMBER OF UNITS: MOTEL NUMBER OF UNITS: COMMERCIAL TYPE OF BUSINESS: IRRIGATION/LANDSCAPE☒ OTHER ADD BATHROOM AND BEDROOM 470 to 500 sq ftPROJECTED START DATE OF PROJECT: 6/1/05BUILDING PERMIT APPLICATION NUMBER:

DO NOT WRITE BELOW THIS LINE

DATE: APPROVED: ✓ WATER ALLOTTED: REJECTED: REASON: COMPANY: COMMENTS:

CAYUCOS SANITARY DISTRICT

200 Ash Avenue

P.O. Box 333, Cayucos, California 93430-0333

805-995-3290

R. Enns, President

C. Bell, Jr., Vice-President

H. Fones

N. Raimondo

B. Gibeaut

Conditional Will-Serve Letter

To: San Luis Obispo County Planning Department

From: Cayucos Sanitary District

Date: 4/29/2005

Applicant Name: **TOM P & MARY C KESTLER**

Address: **PO BOX 751**

City, State, Zip **CAYUCOS, CA. 93430-0751**

Project Number: **DRC 2004-00227**

Project Address: **369 PACIFIC AVE**

Assessors Parcel Number: **064-142-009**

LOT: **10**

BLK: **6**

TRACT: **PR1**

Project Description: **ADTN SFR**

Date of Issue: **4/29/2005** Expiration Date: **4/28/2006**

Extention

We have reviewed the proposed project development and are aware of its potential effect upon the facilities and property (including easements) controlled by the District.

We have reviewed the plans and have determined there are conditions placed on the development as follows:

* WILL-SERVE PERTAINS TO PLANS RECEIVED BY THE DISTRICT 4/18/2005 AND TO NO OTHERS ENCLOSURE AROUND BACKFLOW AND CLEANOUT.

* Other: _____

* All District conditions shall be reflected on the plans.

* A Final Will-Serve Letter shall be issued when all conditions (above) have been met; final will-serve fees have been paid; and physical connection (at owners expense) has been made and inspected by the District. The County shall not allow final occupancy until they have received a Final Will-Serve Letter issued by the District.

We will serve this proposed development with our community sewer system facilities and solid waste disposal services so long as the applicant complies with our conditions (above) and connection requirements, including payment of all applicable sewer will-serve fees in effect at the time of connection. A 48 hour notice requesting sewer inspection by the District is required.

Approved By: _____

Supervisor, Operations and Maintenance

Date: _____

5/3/05

